

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
September 1, 2009**

The regular session of the Auburn City Planning Commission was called to order on September 1, 2009 at 6:00 p.m. by Vice Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Snyder, Spokely, Vitas, Young,
Worthington (6:12 p.m.)

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner
Linda Bauer, Administrative Assistant

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

The minutes of the July 21, 2009 meeting were approved as submitted

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

- A. GENERAL PLAN AMENDMENT & REZONE – 512-514 SACRAMENTO STREET (SACRAMENTO STREET REZONE) – FILES # GPA 09-1 & RE 09-1.** The applicant requests approval of a General Plan Amendment and Rezone to change the land use from Urban Low Density Residential (ULDR) to Commercial (COMM) and to change the zoning from Residential, Single-Family, minimum parcel size of 10,000 square feet to Neighborhood Commercial (C-1).

Planner Lowe gave his staff report. The properties are zoned R 1-10 (single family residential, 10,000 sq ft minimum lot size). One is a vacant church and the other is an uninhabitable residence. The adjacent parcels are C-1 and R 1-10 zoned. Mr. Bret McComb, the applicant, would like to reuse the vacant church. To do so, a General Plan Amendment and Rezone are necessary. There is a letter on file from the owners of 500 & 502 Sacramento Street indicating they have no concerns with this project.

The rezoning of these parcels is two fold. First, it allows the applicant to use the existing church for office use and it rezones the second property from residential to commercial.

To access the existing church the applicant has proposed a 30 ft. wide easement. Conditions of Approval require the applicant provide documentation that the easement is ratified and recorded at the County Recorder's office.

All the improvements exist; namely the church, parking lot, and parking lot lighting. The applicant will need to provide a trash enclosure. No other improvements are being proposed at this time.

Potential uses of the property once it is re-designated would be: Apparel shops, Bakeries, Professional offices, Book stores, Camera shops; and an array of other commercial uses.

Staff recommends the Planning Commission recommend the City Council adopt a Resolution which includes adoption of a Mitigated Negative Declaration for the General Plan Amendment and Rezone, Mitigation Monitoring and Reporting Plan, Findings of Fact for approval of the General Plan and approval of the General Plan Amendment & Rezone in accordance with the Conditions of Approval as presented in the staff report.

Staff answered commissioners' questions pertaining to drainage, access, allowable uses and history on the property

Commissioner Spokely opened the public hearing.

Commissioner Spokely invited the applicant to address the commission. Mr. Larry Houghtby of Granite Bay, the applicant's partner, addressed the commission. He explained that he and Mr. McComb are currently in escrow to purchase the property to expand their engineering firm and they feel the church is a good use. They have talked to the neighbors and they are happy to see them come in and clean the property up as it has been an eyesore. The access between Skyridge Pharmacy and the project property is a condition of the escrow.

Commissioner Spokely asked if there were any questions for the applicant. Chair Worthington asked the applicant to describe his business regarding traffic flow. The applicant explained that their business is a general engineering firm specializing in wireless facilities. Their clients are mainly AT&T, T-Mobile, Verizon, etc. They typically don't get clients coming into the office. Occasionally they will do a residential project. They have about 15 employees and they might have a client a week come in to the business.

Chair Worthington asked staff if the parking spaces to employees to clients worked in the parking ratio of a rezone. Planner Lowe explained that staff had looked at the parking situation. The parking spaces are divided between the two project properties

in that, one has approximately 15 – 17 spaces and the other has about 12 – 15 spaces. There are upwards of 30 parking spaces.

Chair Worthington noted that having this business near a residential area is a good fit. It won't be a disturbance to the neighbors at night and on weekends. It will also bring vitality to the neighborhood.

The public hearing was closed.

Commissioner Snyder **MOVED** to adopt Resolution 09-12 to approve the 512 & 514 Sacramento Street General Plan Amendment and Rezone (Files GPA # 09-1 and RE 09-1) as presented.

Commissioner Spokely **SECONDED** the motion.

AYES:	Snyder, Spokely, Vitas, Worthington, Young
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Planning Commission Meetings

September 15, 2009

C. Reports

A new Historic Design Review Commissioner has been appointed. Director Wong will be meeting with her to acquaint her with the review process.

VII. PLANNING COMMISSION REPORTS

None

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

None

IX. ADJOURNMENT

The meeting adjourned at 6:22 p.m.

Respectfully submitted

Linda Bauer, Administrative Assistant